



Address: [8677 N BEACH ST](#)
City: FORT WORTH
Georeference: 1869M-A-6R2
Subdivision: BEACH-NORTH TARRANT TWO ADDN
Neighborhood Code: Food Service General

Latitude: 32.8985981731
Longitude: -97.2903855647
TAD Map: 2060-444
MAPSCO: TAR-036E



This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: BEACH-NORTH TARRANT TWO
ADDN Block A Lot 6R2 PLAT D215133828

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- KELLER ISD (907)

Site Number: 800007403
Site Name: GOLDEN CHICK
Site Class: FSFastFood - Food Service-Fast Food Restaurant

State Code: F1

Parcels: 1
Primary Building Name: GOLDEN CHICK/42063726

Year Built: 2023

Primary Building Type: Commercial

Personal Property Account: [15004996](#)

Gross Building Area⁺⁺⁺: 1,672

Net Leasable Area⁺⁺⁺: 1,672

Agent: SOUTHWEST PROPERTY TAX (00346)

Percent Complete: 100%

Protest Deadline Date: 5/15/2025

Land Sqft^{*}: 44,955

Land Acres^{*}: 1.0320

⁺⁺⁺ Rounded.

Pool: N

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



OWNER INFORMATION

Current Owner:

LIGT LLC

Primary Owner Address:

3195 FALCON RD
PROSPER, TX 75078

Deed Date: 8/1/2022

Deed Volume:

Deed Page:

Instrument: [D222192137](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CUSTER COMMONS LP	8/1/2015	D215144040		

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$0	\$0	\$0	\$0
2024	\$658,166	\$584,415	\$1,242,581	\$1,242,581
2023	\$0	\$575,000	\$575,000	\$575,000
2022	\$0	\$719,280	\$719,280	\$719,280
2021	\$0	\$719,280	\$719,280	\$719,280
2020	\$0	\$719,280	\$719,280	\$719,280

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.